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Tarrant County Texas

Official Public Records

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Mary Louise Garrison PGS 3 \$24.00
 - SUBSURFACE EASEMENT

STATE OF TEXAS *

* KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT *

This Subsurface Easement ("Agreement") is made and entered into as of the date herein specified by and between **DYNASTY PROPERTIES, LLC, a Texas limited liability company**, hereinafter referred to as "Grantor", whose address is 7630 Sharon Lee Drive, Arlington, Texas 76001, and **Chesapeake Exploration, L.L.C., an Oklahoma limited liability company**, hereinafter referred to as "Grantee", whose address is P.O. Box 18496, Oklahoma City, Oklahoma 73154.

WHEREAS, Subsurface Tract is described as follows:

0.253 acres, more or less, situated in the W. N. McMurry Survey, A-1147, and being Lot 137, Block 3, of Shorewood Hills Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-140, Page 68, Plat Records, Tarrant County, Texas.

NOW, THEREFORE, WITNESSETH:

That Grantor for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid to Grantor, receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, AND CONVEY unto Grantee, a subsurface easement and right-of-way to provide Grantee ingress to and egress from, and the right to use and occupy, the subsurface of the Subsurface Tract for a wellbore or wellbores to drill across, through and under the subsurface of the Subsurface Tract.

Grantee, at its sole cost and expense, shall comply at all times with all applicable federal, state and local laws, rules, regulations and safety standards in connection with Grantee's activities hereunder.

Grantee, its successors and assigns, shall and hereby does indemnify and hold harmless Grantor, its officers, directors, agents, contractors, servants, employees, successors and assigns, from and against all liability, damages, suits, actions, costs and expenses of whatsoever nature (including reasonable attorneys' fees) to persons or property caused by or arising out of any of Grantee's operations hereunder or otherwise relating to the subsurface easement and right-of-way, except where such claims result from the acts, omissions and negligence of Grantor, its officers, directors, agents, contractors, servants or employees.

This subsurface easement and right-of-way shall terminate automatically upon actual abandonment. Actual abandonment shall occur at any time that either Grantee provides Grantor with a written notice of abandonment or at such time that the subsurface easement and right-of-way is no longer used for the purposes granted herein for a continuous period of two years. In the event of termination, Grantee, its successors and assigns, shall execute and deliver to Grantor a written release in recordable form.

It is understood and agreed that this agreement is a subsurface easement and right-of-way only and in no way grants or conveys any part of the underlying fee simple estate of any lands owned by Grantor.

Notwithstanding the use of the terms "grant" and "convey" hereinabove set forth, Grantor does not warrant the title to the subsurface easement and right-of-way herein conveyed unto the Grantee.

Any notice provided or permitted to be given in this agreement must be in writing and may be given by depositing the notice in the United States mail, postage prepaid, certified with return receipt requested, and addressed to the party to be notified. Notice deposited in the mail in the foregoing manner shall be deemed received five (5) days after it is so deposited, excluding Sundays and Postal holidays. Notice given in any other manner shall be effective only if and when actually received by the party to be notified. For purposes of notice the addresses of the parties shall be as follows until changed as herein provided:

GRANTOR:

DYNASTY PROPERTIES, LLC,
a Texas limited liability company
7630 Sharon Lee Dr.
Arlington, TX 76001

GRANTEE:

Chesapeake Exploration, L.L.C.
P.O. Box 18496
Oklahoma City, OK 73154
ATTN: Henry Hood

Either party, by notifying the other party hereto in the manner provided in this paragraph, may designate a different address for receipt of subsequent notices.

This agreement and all terms, provisions and obligations hereof shall be covenants running with the land affected hereby and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, legal representatives, executors, administrators, agents, servants, employees, contractors, successors and assigns.

This agreement may be executed in multiple counterparts all of which when taken together shall constitute a single agreement with the same force and effect as if all parties had signed the same copy of this agreement.

This grant contains all of the agreements between the parties with respect to the subject matter hereof, and no prior representations or statements, verbal or written, have been made modifying, adding to or changing the terms of the agreement. No amendments, modifications or revisions hereof shall be effective unless made in writing and signed by the parties hereto.

EXECUTED and effective as of the date of the notarial acknowledgment of the Grantor's execution.

DYNASTY PROPERTIES, LLC
a Texas limited liability company


Rick P. Calverley, Member


Jacque S. Calverley, Member

CHESAPEAKE EXPLORATION, L.L.C. – GRANTEE
an Oklahoma limited liability company

By:


Henry J. Hood, Senior Vice President – Land
Legal & General Counsel

ACKNOWLEDGMENTS

STATE OF TEXAS)
)
COUNTY OF Tarrant)

This instrument was acknowledged before me on this 31ST day of
December, 2010, by Rick P. Calverley and Jacque S. Calverley as Members
of Dynasty Properties, LLC, a Texas limited liability company, on behalf of said limited
liability company.



Brenda Hampton Higgins
Notary Public

My Commission Expires: 11-25-2013

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA) §

This instrument was acknowledged before me on this _____ day of
_____, 2011, by Henry J. Hood, as Senior Vice President - Land and Legal
& General Counsel of Chesapeake Exploration, L.L.C., an Oklahoma limited liability
company, on behalf of said limited liability company.

Notary Public

My Commission Expires: _____